

IN RE: PETITIONS FOR VARIANCE	* BEFORE THE
N/S Stillwater Road, 950' & 1,000' E	* DEPUTY ZONING COMMISSIONER
of the c/l of Riverside Road	* OF BALTIMORE COUNTY
(330 & 332 Stillwater Road)	* Case Nos. 97-112-A & 97-113-A
15th Election District	*
5th Councilmanic District	
Thomas C. Gable, Jr., et ux	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as companion Petitions for Variance for adjoining properties known as 330 and 332 Stillwater Road, located in the vicinity of Mace Avenue in Essex. The Petitions were filed by the owners of the property, Thomas C. Gable, Jr., and his wife, Roberta E. Gable. In Case No. 97-112-A, the Petitioners seek relief from Section 1B01.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet, and a side yard setback of 6.5 feet in lieu of the required 10 feet for a proposed dwelling. In Case No. 97-113-A, the Petitioners seek similar relief for an existing dwelling. The subject properties and relief sought are more particularly described on the site plan submitted in each case, and identified as Petitioner's Exhibits 1.

Appearing at the public hearing on behalf of the Petitions were Mrs. Roberta Gable, property owner, and Mr. Robert Hager. There were no Protestants present.

Testimony and evidence offered revealed that the Petitioners own the subject adjoining properties, also known as Lots 68 and 69 of Back River Highlands, which was established many years ago with 50-foot wide lots. The property at 330 Stillwater Road consists of 0.52 acres, more or less, zoned D.R. 5.5 and is unimproved, but for an existing 9.9' x 12.2'

MICROFILMED

ORDER RECEIVED FOR FILING

Date 1/22/96

By [Signature]

shed. The property at 332 Stillwater Road also consists of 0.52 acres, zoned D.R. 5.5, and is improved with a two-story dwelling which has been the Petitioners' residence for the past 11 years. Mrs. Gable testified that her mother recently passed away and the Petitioners are desirous of developing the unimproved lot at 330 Stillwater Road with a single family dwelling for Mrs. Gable's father. Testimony indicated that the proposed dwelling will enable Mrs. Gable's father to continue to live independently, while living close by to his daughter and son-in-law. Due to the location of the existing dwelling on Lot 69, a lot line adjustment is necessary in order to proceed with the proposed improvements. The site plan shows that the existing dwelling actually encroaches over the common property line shared between the two lots. As required, the Petitioners submitted drawings of the proposed dwelling to the Office of Planning who approved same as being in character and keeping with other homes in the surrounding community. However, approval of these house plans was contingent upon the the entrance of the proposed dwelling being oriented to front Stillwater Road. Mrs. Gable stated that they have every intention of orienting the front entrance of the proposed dwelling to Stillwater Road. It should also be noted that all other area setback requirements will be met by the proposed improvements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land and structure which are the subject of these requests and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to these particular parcels. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

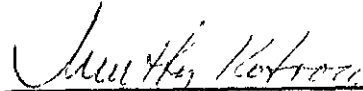
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of October, 1996 that the Petition for Variances filed in Case Nos. 97-112-A and 97-113-A seeking relief from Section 1B01.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.)

to permit a lot width of 50 feet in lieu of the minimum required 55 feet, and a side yard setback of 6.5 feet in lieu of the required 10 feet for a proposed dwelling at 330 Stillwater Road and an existing dwelling at 332 Stillwater Road, in accordance with Petitioner's Exhibits 1, be and are hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The front entrance to the proposed dwelling at 330 Stillwater Road shall be oriented to face Stillwater Road.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

MICROFILMED



Petition for Variance

97-113-A
to the Zoning Commissioner of Baltimore County

for the property located at Lot 69 332 STILLWATER RD
which is presently zoned Dr 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 B02R, TO

PERMIT A LOT WIDTH OF 50' AND A SIDEYARD SETBACK OF 6.5' IN
LIEU OF THE REQUIRED 55' AND 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

WE NEED TO CONSTRUCT A HOUSE FOR MRS. GABLE'S FATHER
ON LOT 68. IN ORDER TO DO THIS, A LOT LINE ADJUSTMENT WILL
BE NECESSARY WHICH WILL CREATE A NEED FOR SIDE YARD
VARIANCES FOR THE PROPOSED INSE AND EXISTING HOUSE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

THOMAS C GABLE JR
(Type or Print Name)

Roberta E. Gable
Signature

Roberta E. Gable
(Type or Print Name)

Thomas C Gable Jr
Signature

332 Stillwater Road 410-687-
Address Phone No 3453

Dallo, MD. 21221
City State Zipcode

Name, Address and phone number of representative to be contacted

T. GABLE
Name

52m12
Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY: Jam

DATE

9-9-96

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION

FOR
332 STILLWATER ROAD

97-113-A

Beginning at a point on the North side of Stillwater Road which is 50 feet wide at the distance of 1000 feet East of the centerline of Riverside Road which is 50 feet wide. Being Lot No. 69, Block C in the subdivision of Back River Highlands as recorded in Baltimore County Plat Book #4, Folio #64, containing 20,000 square feet. Also known as 332 Stillwater Road and located in the 15th Election District, 7 Councilmanic District.

111

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein, in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, at Towson, Maryland 21204 or Baltimore, MD, on Wednesday, September 27, 1990.

Case #97-119-A
(Item 111)
322 Siskinder Road, Lot 69
MS Siskinder Road, 1007
+/- from 21 Riverside Road
15th Election District
5th Councilmanic
Legal Owner(s):
Thomas C. Gable, Jr.
and Roberta E. Gable

Variance to permit a lot width of 50 feet and a side yard setback of 6.5 feet in lieu of the required 55 feet and 10 feet.

Hearing: Tuesday, October 15, 1996 at 9:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3363.

(2) For information concerning the file and/or hearing, Please Call 887-3391.

9/31/96 Sept. 26 CB6534

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-26, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-26, 1996

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. ...

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-113

District 15 Date of Posting 9/22/96

Posted for: 332 Stillwater Road

Petitioner: State

Location of property State

Location of Sign State

Remarks: _____

Posted by M. A. Laurel Date of return: _____

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 111

024866

DATE 9-9-96 ACCOUNT Ab01-6150

97-113-A

RECEIVED Tom Knole AMOUNT \$ 85.00
FROM 332 STILLWATER RD

FOR: UAB (010) 50.00
Pasny (050) 35.00

**24 +
SIGN**

MICROFILMED

#140800171CHRC

BA 60801344MD2-09-96

85.00
485.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

Jan



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-113-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 111 Petitioner: THOMAS GABLE

Location: 332 STILLWATER RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THOMAS C. GABLE, JR.

ADDRESS: 332 STILLWATER RD.

BALTIMORE, MD. 21221

PHONE NUMBER: 687-3453

MICROFILMED

SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by Joe McPhee on 9-9-96
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 9-20-96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-6-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 10-9-96 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

MICROFILMED

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☒ Thomas and Roberta Gable 332 Stillwater Road 410-687-3453
Print Name of Applicant Address Telephone Number

☒ Lot Address 332 Stillwater Road 21221 Election District 15 Council District 7 Square Feet 22,500
Lot Location NE S W / side / corner of LOT 68-69 STILLWATER RD., 975 feet from NE S W corner of RIVERSIDE ROAD
(street) (street)

Land Owner Thomas and Roberta Gable Tax Account Number 15-11351930

Address 332 Stillwater Road Telephone Number 410-687-3453
Bethesda, MD 21221

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan		
Property (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ **Approval** ☐ **Disapproval** ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: _____

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

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Balt, MD 21221

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PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
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Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADW

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ **Approval** ☐ **Disapproval** ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director Office of Planning & Community Conservation

Date: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-113-A (Item 111)
332 Stillwater Road, Lot 69
N/S Stillwater Road, 1000' +/- from c/l Riverside Road
15th Election District - 5th Councilmanic
Legal Owner(s): Thomas C. Gable, Jr. and Roberta E. Gable

Variance to permit a lot width of 50 feet and a side yard setback of 6.5 feet in lieu of the required 55 feet and 10 feet.

HEARING: TUESDAY, OCTOBER 15, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, reading "Arnold Jablon". The signature is stylized with a large, flowing "A" and "J".

Arnold Jablon
Director

cc: Thomas and Roberta Gable

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 8, 1996

Mr. and Mrs. Thomas Gable, Jr.
332 Stillwater Road
Baltimore, MD 21221

RE: Item No.: 111
Case No.: 97-113-A
Petitioner: Thomas Gable, et ux

Dear Mr. and Mrs. Gable:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", written over a circular official stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



John Alexander

BALTIMORE COUNTY. MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 1, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 30, 1996
Item Nos. 110, 111, 112, 117 & 118

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE28

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: September 26, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 110, 111, 112, 118, 119, 120, 122, 124, and 127

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

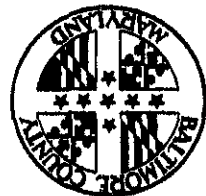
Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL



C.A. Dutch Ruppersberger, III
Baltimore County Executive

Executive Office
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2450
Fax: (410) 887-5781

September, 1996

Dear County Employee:

The 1996 United Way of Central Maryland charity campaign for Baltimore County Government is now in full swing. Please help United Way continue to aid family, friends, and neighbors by generously contributing to this year's gift giving.

One out of three people is touched by a United Way service each year--600,000 individuals whose lives are better because we care enough to give.

Far too many of our fellow citizens find it difficult to provide for the basics of life--food, clothing, shelter, and health care. Over 10,000 children in our County live below the poverty line. Homeless shelters serve nearly 3,000 and turned away over 1,000 more. Nearly twenty percent of our residents are over the age of sixty, with many lacking the necessary support and services to aid them. With limited resources, County Government cannot help all of those in need. Fortunately, we can count on over 300 United Way human care services to help improve the quality of life in our County.

Through United Way, we can help teens learn personal responsibility, teach adults how to read, provide affordable day care for our children, improve health care for families, help people with disabilities lead more independent lives, and care for the elderly.

We are extremely proud of Baltimore County employees' tradition of generously supporting the United Way. We are once again asking you to help the less fortunate by contributing to this year's campaign.

On behalf of the recipients of your contributions, thank you.

C.A. Dutch Ruppersberger
C.A. Dutch Ruppersberger, III
County Executive
Baltimore County
Charles W. Reddy
AFSCME, Local 921
Tom Maden
Fraternal Order of Police, Lodge #4
Ruby C. Williams
Supervisory, Management & Confidential Employees

George G. Perdikkakis
Chairman, 1996 United Way Campaign
Baltimore County Federation of Public Employees
James J. Clark
Baltimore County Fire Fighters Association, Local 1311
Robert Smith
Baltimore County Federation of Public Health Nurses

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Sep 24, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 23, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 110

111

112

113

115

116

117

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



C.A. Dutch Ruppersberger, III
Baltimore County Executive

Executive Office
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2450
Fax: (410) 887-5781

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County Executive
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Baltimore County Fire Fighters Association, Local 1311
Robert Smith
Baltimore County Federation of Public Health Nurses



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

9-24-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 111 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 23, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 110, 111, 112, 113, 114,
115, 117 AND 118.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED.



**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☒ Thomas and Roberta Gable 332 Stillwater Road 410-687-3453
Print Name of Applicant Address Telephone Number

☒ Lot Address 332 Stillwater Road 21221 Election District 15 Council District 7 Square Feet 22,500
Lot 68-69

Lot Location NE S W / side / corner of STILLWATER RD. 975 feet from NE S W corner of RIVERSIDE ROAD
(street) (street)

Land Owner Thomas and Roberta Gable Tax Account Number 15-11351930

Address 332 Stillwater Road 21221 Telephone Number 410-687-3453
Baltes, Maryland

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

1. This Recommendation Form (3 copies)

YES

NO

2. Permit Application

NO

3. Site Plan

Property (3 copies)

✓

Topo Map (available in Rm 204 C.O.B.) (2 copies)
(please label site clearly)

4. Building Elevation Drawings

✓

5. Photographs (please label all photos clearly)

Adjoining Buildings

✓

Surrounding Neighborhood

✓

Residential Processing Fee Paid Codes 030 & 080 (\$85)
Accepted by _____ ZADM
Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ **Approval**

☐ **Disapproval**

☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

MICROFILMED

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: _____

SCHEDULE DATES, CERTIFICATE OF FILING & POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by Joe McPhee on 9-9-96
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 9-20-96 (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-6-96 (B-3 Work Days)

TENTATIVE DECISION DATE 10-9-96 (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

RE: PETITION FOR VARIANCE * BEFORE THE
332 Stillwater Road, Lot 69, N/S Stillwater *
Road, 1000'+/- from c/l Riverside Road * ZONING COMMISSIONER
15th Election District, 5th Councilmanic * OF BALTIMORE COUNTY
Thomas C. and Roberta E. Gable, Jr. *
Petitioners * CASE NO. 97-113-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Thomas C. and Roberta E. Gable, Jr., 332 Stillwater Road, Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

NOT RECORDED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 332 STILLWATER ROAD

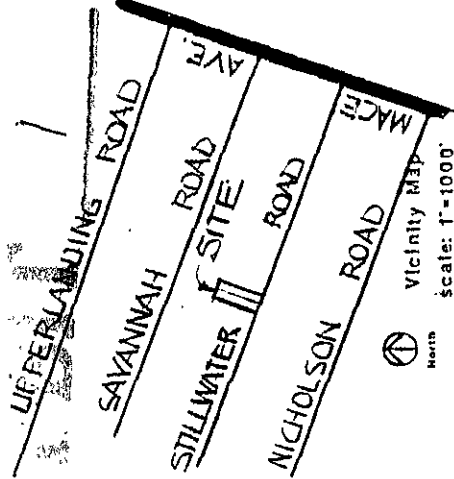
Subdivision name: BACK RIVER HIGHLANDS

plat book # 4, lot # 6A, lot # 6B, section # C

OWNER: THOMAS C. GABLE JR. & ROBERTA E. GABLE

See pages 5 & 6 of the CHECKLIST for additional required information

97-113-A



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map: NE ZG

Zoning: DR 5.5

Lot size: 0.52 acreage 22,500 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

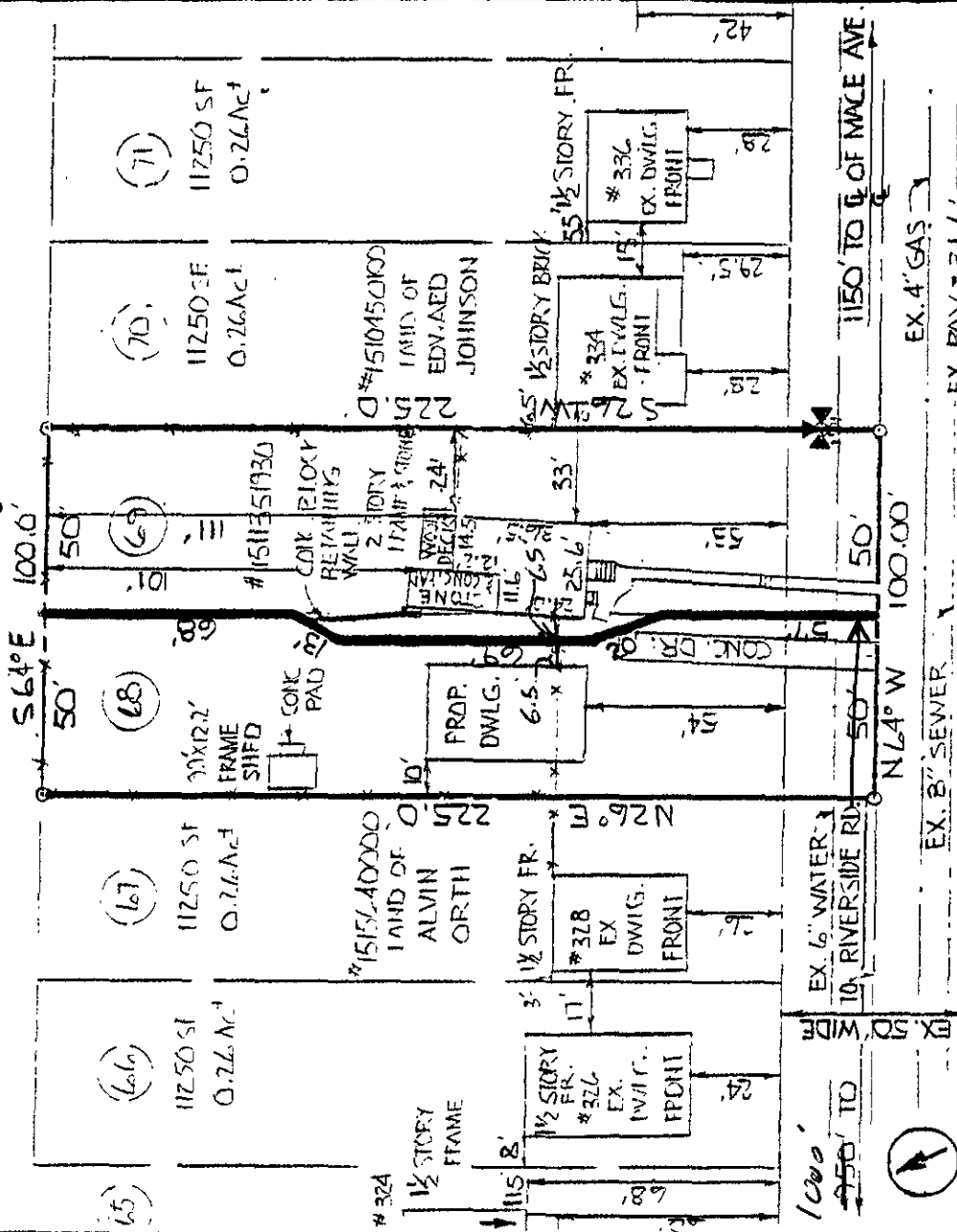
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

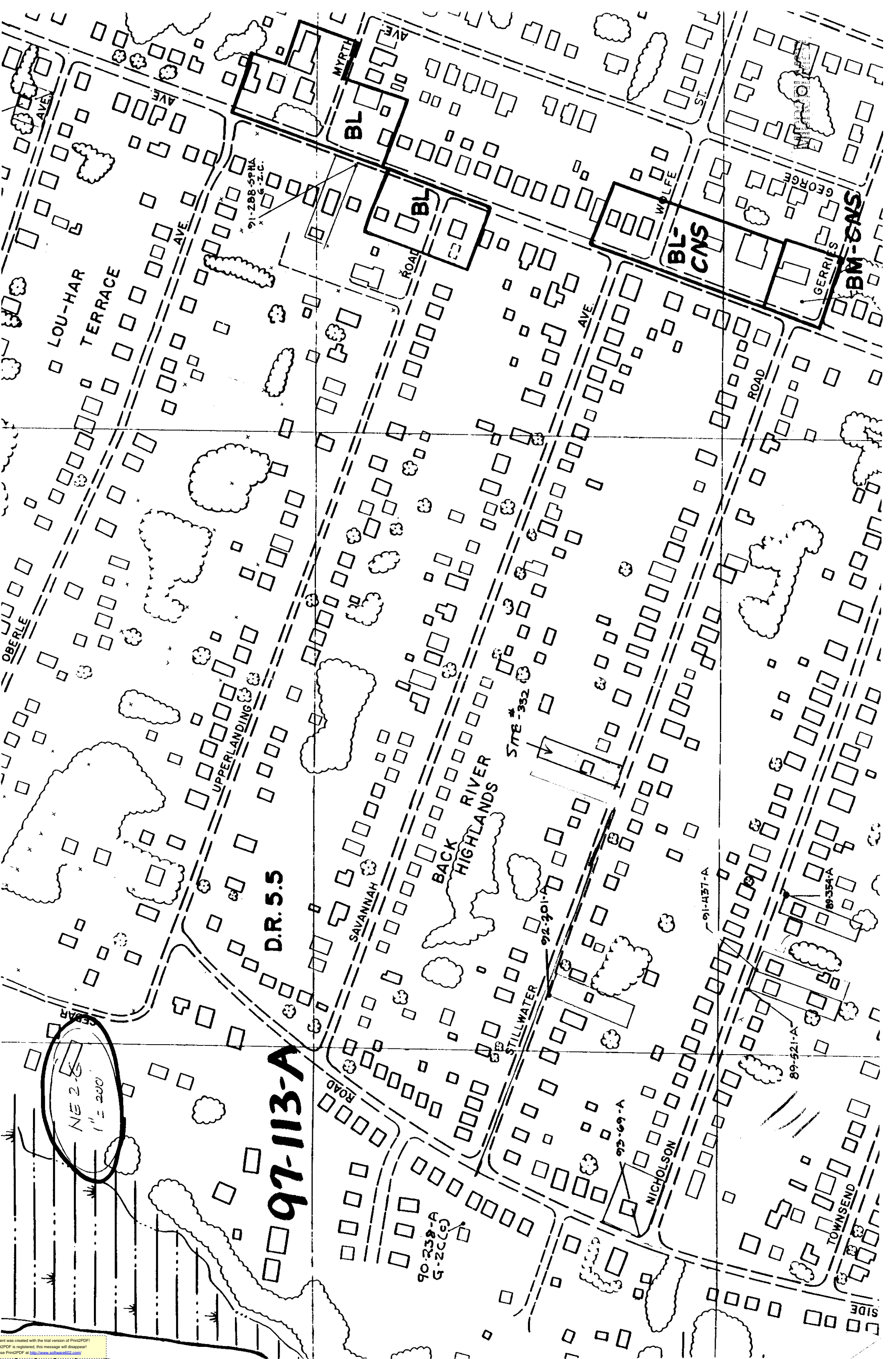
9/24/11



North

date:

prepared by: K.L.S. CONSULTANTS, INC. Scale of Drawing: 1"=50'



91-288-SPNA
G-2.C.

STRE # 332

92-301-A

93-09-A

91-437-A

89-521-A

89-354-A

90-238-A
G-2C(C)

NE 2-G
1" = 200'

(SHEET N.E. 2-F)

N6000

CREEK

N7000

CEDAR

UPPERLANDING

SAVANNAH

STILLWATER

NICHOLSON

TOWNSEND

97-113-A

MICROFILMED

SITE

IN RE: PETITIONERS FOR VARIANCE
1/20 Stillwater Road, 1/20-113-A
of the 15th Election District
(330 & 332 Stillwater Road)
15th Election District
5th Councilmanic District
Thomas C. Gable, Jr., et al.
Petitioners

REPLY TO THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case Nos. 97-112-A & 97-113-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as companion Petitions for Variance for adjoining properties known as 330 and 332 Stillwater Road, located in the vicinity of Mace Avenue in Essex. The Petitions were filed by the owners of the property, Thomas C. Gable, Jr., and his wife, Roberta E. Gable. In Case No. 97-112-A, the Petitioners seek relief from Section 1801.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet, and a side yard setback of 6.5 feet in lieu of the required 10 feet for a proposed dwelling. In Case No. 97-113-A, the Petitioners seek similar relief for an existing dwelling. The subject properties and relief sought are more particularly described on the site plan submitted in each case, and identified as Petitioner's Exhibits 1.

Appearing at the public hearing on behalf of the Petitions were Mrs. Roberta Gable, property owner, and Mr. Robert Hager. There were no Protestants present.

Testimony and evidence offered revealed that the Petitioners own the subject adjoining properties, also known as Lots 68 and 69 of Back River Highlands, which was established many years ago with 50-foot wide lots. The property at 330 Stillwater Road consists of 0.52 acres, more or

less. The property at 332 Stillwater Road also consists of 0.52 acres, zoned B.R. 5.5, and is improved with a two-story dwelling which has been the Petitioners' residence for the past 11 years. Mrs. Gable testified that her mother recently passed away and the Petitioners are desirous of developing the unimproved lot at 330 Stillwater Road with a single family dwelling for Mrs. Gable's father. Testimony indicated that the proposed dwelling will enable Mrs. Gable's father to continue to live independently, while living close by to his daughter and son-in-law. Due to the location of the existing dwelling on Lot 69, a lot line adjustment is necessary in order to proceed with the proposed improvements. The site plan shows that the existing dwelling actually encroaches over the common property line shared between the two lots. As required, the Petitioners submitted drawings of the proposed dwelling to the Office of Planning who approved same as being in character and keeping with other homes in the surrounding community. However, approval of these house plans was contingent upon the entrance of the proposed dwelling being oriented to front Stillwater Road. Mrs. Gable stated that they have every intention of orienting the front entrance of the proposed dwelling to Stillwater Road. It should also be noted that all other area setback requirements will be met by the proposed improvements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land and structure which are the subject of these requests and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to these particular parcels. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of October, 1996 that the Petition for Variances filed in Case Nos. 97-112-A and 97-113-A seeking relief from Section 1801.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.)

to permit a lot width of 50 feet in lieu of the minimum required 55 feet, and a side yard setback of 6.5 feet in lieu of the required 10 feet for a proposed dwelling at 330 Stillwater Road and an existing dwelling at 332 Stillwater Road, in accordance with Petitioner's Exhibits 1, be and are hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The front entrance to the proposed dwelling at 330 Stillwater Road shall be oriented to face Stillwater Road.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

10 FOR FILING
2/6/96

- 2 -

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-26, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-26, 1996

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Planning Board of Baltimore County and the Board of Appeals, hereby gives notice of a public hearing to be held on the 21st day of October, 1996, at 10:00 A.M. in the County Office Building, 111 N. Calver Avenue, in Towson, Maryland 21204, for the purpose of considering the following:

Variance to Section 1801.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet, and a side yard setback of 6.5 feet in lieu of the required 10 feet for a proposed dwelling at 330 Stillwater Road and an existing dwelling at 332 Stillwater Road.

9/26/96

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 9/27/96
Posted for: 332 Stillwater Road
Petitioner: Gable
Location of property: _____
Location of Sign: _____
Remarks: _____
Posted by: _____ Date of return: _____
Number of Signs: 1

OFFICE OF FINANCE - REVENUE DIVISION 111 0246000

MISCELLANEOUS CASH RECEIPT

1-96 ACCOUNT 1001-6150

97-113-A AMOUNT \$ 85.00

DATE 9-26-96 332 STILLWATER RD

50.00

35.00

85.00

111A000001 MCHAC

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VALIDATION OR SIGNATURE OF CASHIER

150000 YELLOW-CREATION

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-113-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 111 Petitioner: Thomas C. Gable
Location: 332 Stillwater Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THOMAS C. GABLE, JR.

ADDRESS: 332 STILLWATER RD.

BALTIMORE, MD. 21221

PHONE NUMBER: 687-3453

**SCHEDULED DATES, CERTIFICATE OF FILING & POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT**

The application for your proposed Building Permit Application has been accepted for filing by Sept 20, 1996 on 9-20-96 Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 9-25-96 (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES NO DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-1-96 C (8-3 Work Days)

TENTATIVE DECISION DATE 10-9-96 B (A + 30 Days)

*Usually within 15 days of filing

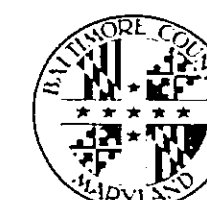
CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____

Number of Signs: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-113-A (Item 111)
332 Stillwater Road, Lot 69
N/S Stillwater Road, 1000' +/- from c/l Riverside Road
15th Election District - 5th Councilmanic
Legal Owner(s): Thomas C. Gable, Jr. and Roberta E. Gable

Variance to permit a lot width of 50 feet and a side yard setback of 6.5 feet in lieu of the required 55 feet and 10 feet.

HEARING: TUESDAY, OCTOBER 15, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Carl Jablon
Arnold Jablon
Director

cc: Thomas and Roberta Gable

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.
(2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARINGS, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 8, 1996

Mr. and Mrs. Thomas Gable, Jr.
332 Stillwater Road
Baltimore, MD 21221

RE: Item No.: 111
Case No.: 97-113-A
Petitioner: Thomas Gable, et ux

Dear Mr. and Mrs. Gable:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/ee
Attachment(s)

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 1, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 30, 1996
Item Nos. 110, 111, 112, 117 & 118

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 26, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 110, 111, 112, 118, 119, 120, 122, 124, and 127

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM110/PZONE/TXTJWL

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE**

TO: PDM

DATE: Sept 24, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sept 23, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 110
111
112
113
115
116
117

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 111 (JCH)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2253 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department
700 East Joppa Road
Towson, MD 21286-5500
Office of the Fire Marshal
(410) 887-4880

DATE: 10/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 23, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 110, 111, 112, 113, 114, 115, 117 AND 118.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM
TO: Director Office of Planning & Community Conservation
Attn: Enn McDaniel
County Courts Bldg, Rm 406
401 Bossey Av
Towson, MD 21204
FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:
1. Thomas and Roberta Gable 332 Stillwater Road 410-687-3453

2. 332 Stillwater Road 21221 Election District 15 Council District 7 Square Feet 2,250

3. 332 Stillwater Road Lot 66 of Stillwater Rd. 975 feet from W corner of Riverside Rd

4. Thomas and Roberta Gable Tax Account Number 15-11551930

5. 332 Stillwater Road 21221 Telephone Number 410-687-3453

6. Balto, Maryland

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50. 332 Stillwater Road 21221

RE: PETITION FOR VARIANCE * BEFORE THE
332 Stillwater Road, Lot 69, N/S Stillwater
Road, 1000' +/- from c/l Riverside Road * ZONING COMMISSIONER
15th Election District, 5th Councilmanic * OF BALTIMORE COUNTY
Thomas C. and Roberta E. Gable, Jr. * CASE NO. 97-113-A
Petitioners *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carol S. Demillo

CAROL S. DEMILLO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Thomas C. and Roberta E. Gable, Jr., 332 Stillwater Road, Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 332 STILLWATER ROAD

Subdivision name: BACK RIVER HIGHLANDS

Plot book # 4, Lot # 64, Sec 28, Section C

OWNER: THOMAS C. GABLE JR. & ROBERTA E. GABLE

97-113-A

SCALE 100.0'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"-200' scale map: NE ZG

Zoning: DR 5.5

Lot size: 0.52 acre

22,500 square feet

SEWER: ☒ YES ☐ NO

WATER: ☒ YES ☐ NO

Chesapeake Bay Critical Area: ☒ YES ☐ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY:

reviewed by: ITEM #: CASE#:

date: 10/11/96

prepared by: KLS CONSULTANTS, INC., Scale of Drawing: 1" = 50'

